

NO TRANSFER  
TAX PAID

DEED OF DISTRIBUTION  
BY  
PERSONAL REPRESENTATIVE

023309

THIS deed is made by JOSEPH ALLEN SHEPHERD, Personal Representative of the Estate of MURIEL D. SHEPHERD, Deceased Grantor, TO SCOTT MICHAEL SHEPHERD and JOSEPH ALLEN SHEPHERD, both of Waterville, Grantees.

WHEREAS, the Last Will of MURIEL D. SHEPHERD, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantees are determined to be the persons entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to Grantees.

NOW, THEREFORE, Grantor conveys, assigns, transfers and releases to Grantees the following described real property:

A certain lot or parcel of land with the buildings thereon, situated in ~~Waterville~~, County of Kennebec and State of Maine, on the westerly side of Drummond Avenue, more particularly bounded and described as follows, to wit:

Commencing at a point in the westerly line of said Drummond Avenue at the northeasterly corner of land, now or formerly owned by Samuel Pooler; thence running westerly along the northerly line of land, now or formerly of Samuel Pooler, to land, now or formerly owned by Charles St. Peter; thence northerly along the easterly line of land, now or formerly owned by Charles St. Peter to the southwesterly corner of a lot of land sold by Arthur J. Alden to Alphonzo H. Gero on April 24, 1893, deed recorded in Kennebec Registry of Deeds, Book 397, Page 171; thence easterly following the southerly line of land, so conveyed by said Alden to said Gero and following the southerly line of a lot conveyed by Aldolph P. Gagner to Alfonzo J. Gero on April 24, 1893, deed recorded in said Registry, Book 397, Page 172, to the westerly line of said Drummond Avenue; thence southerly following the westerly line of said Drummond Avenue to the point of beginning.

Also a right of way to pass and repass, with teams or on foot over a strip of land, twelve (12) feet wide, next northerly and adjoining on the north that portion of the above described premises conveyed by Alphonzo J. Gero to Freda J. and Frank Paquette on July 9, 1916, deed recorded in said Registry, Book 548, Page 307, said right of way having been originally conveyed to said Frank Paquette and Freda Paquette by said deed.

57-218

Being the same premises acquired by me, Muriel A. Shepherd, the grantor herein by Warranty Deed of Burtis McGaughey and Patricia G. McGaughey dated September 6, 1977 and recorded in the Kennebec County Registry of Deeds.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

EXECUTED: September 28, 1989

Estate of Muriel D. Shepherd

By: Joseph Allen Shepherd  
Joseph Allen Shepherd  
Personal Representative

STATE OF MAINE  
KENNEBEC, SS.

Date: September 28, 1989

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared JOSEPH ALLEN SHEPHERD, as Personal Representative of the Estate of MURIEL D. SHEPHERD, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,  
Kathie A. Sawtelle  
Notary Public

SEAL

RECEIVED KENNEBEC SS.

1989 OCT -5 AM 9:00

NOTARY PUBLIC  
REGISTER OF DEEDS

Kathie A. Sawtelle  
Notary Public  
My Commission Expires 8-21-94